







4 Baudin Street, Forrest

Prestigious Forrest Living with Timeless Character and Exceptional Potential

Positioned in one of Forrest's most prestigious and tightly held streets, 4 Baudin Street presents a rare opportunity to secure a substantial landholding of approximately 1,614sqm offering immediate comfort with outstanding scope for future enhancement or redevelopment.

Set amongst established gardens in a private, leafy setting, this double brick residence is being offered to the market for the first time in over 60 years, adding a true sense of history and significance that is increasingly rare to find.

Beautifully preserved, the home captures the essence of classic Inner South living, with double hung windows, timber floorboards, detailed high character ceilings and elegant picture rails enhancing its timeless appeal.

The spacious north-facing living room is bathed in natural light and flows through to a separate dining area and updated kitchen, the layout is both functional and inviting, offering ample storage, quality appliances and an easy connection to the outdoors.

4 1 1

FOR SALE
EOI - Closing 4pm 11th November

VIEW
Sat 7th Nov @ 12:15PM - 12:45PM

AGENTS
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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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Accommodation is thoughtfully arranged in a separate wing, comprising four bedrooms, with the fourth offering flexibility as a home office. A spacious family bathroom services the home, featuring floor-to-ceiling tiles, a full-sized bath, and a separate shower-ideal for growing families.

Outdoors, the scale of the land truly sets this property apart. The expansive, fully fenced backyard is framed by established gardens and mature trees, creating a private sanctuary with space for families, entertaining or future extension. A generous deck provides the perfect setting for alfresco dining and gatherings, seamlessly connecting indoor and outdoor living.

Located just moments from Red Hill Nature Reserve, and within close proximity to Manuka Village, the Parliamentary Triangle and some of Canberra's finest schools, this address delivers an exceptional lifestyle in a blue-chip Inner South setting.

A home defined by its location, character, history and future potential-offering a rare chance to secure a significant parcel of land in one of Canberra's most sought-after suburbs.

Features:
- Approx. 1,614sqm landholding in prestigious Forrest location
- First time offered for public sale in over 60 years
- Double brick construction
- Classic character home with double hung windows, picture rails & detailed ceilings
- High Cielings
- Polished timber floorboards throughout
- North-facing living area and excellent natural light
- Spacious living room
- Separate dining area adjoining kitchen
- Updated kitchen with ample storage and bench space
- Bosch gas cooktop, electric oven & Miele dishwasher
- Segregated bedroom wing
- Large family bathroom with floor-to-ceiling tiles, bath & separate shower
- Dedicated foyer entry
- Expansive rear deck (approx. 7.8m x 7.8m) ideal for entertaining
- Fully fenced backyard with established gardens and mature trees
- Single lock-up garage (separate)
- Secure shed
- Private, leafy setting with excellent outdoor space
- Close to Red Hill Nature Reserve, Manuka Village & Inner South amenities

Key Figures: (approximations)
EER: 2.5
Rates: $4,170.01pq
Residence: 148.34sqm
Garage: 26.73 sqm
Shed: 16.14sqm
Block Size: 1614sqm

Disclaimer:
While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.



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MORE DETAILS

Property ID	1UWKFMF
Property Type	House
Land Area	1614 m2
EER	2.5
Including	Ducted Heating Deck Dishwasher Floorboards Built-in-Robes Liveability

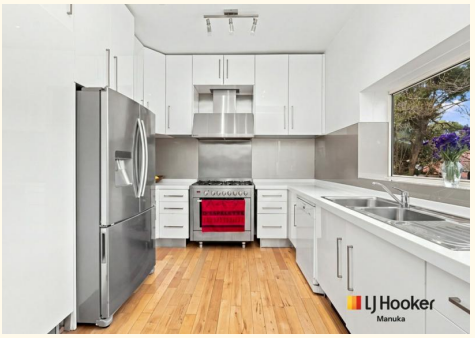
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